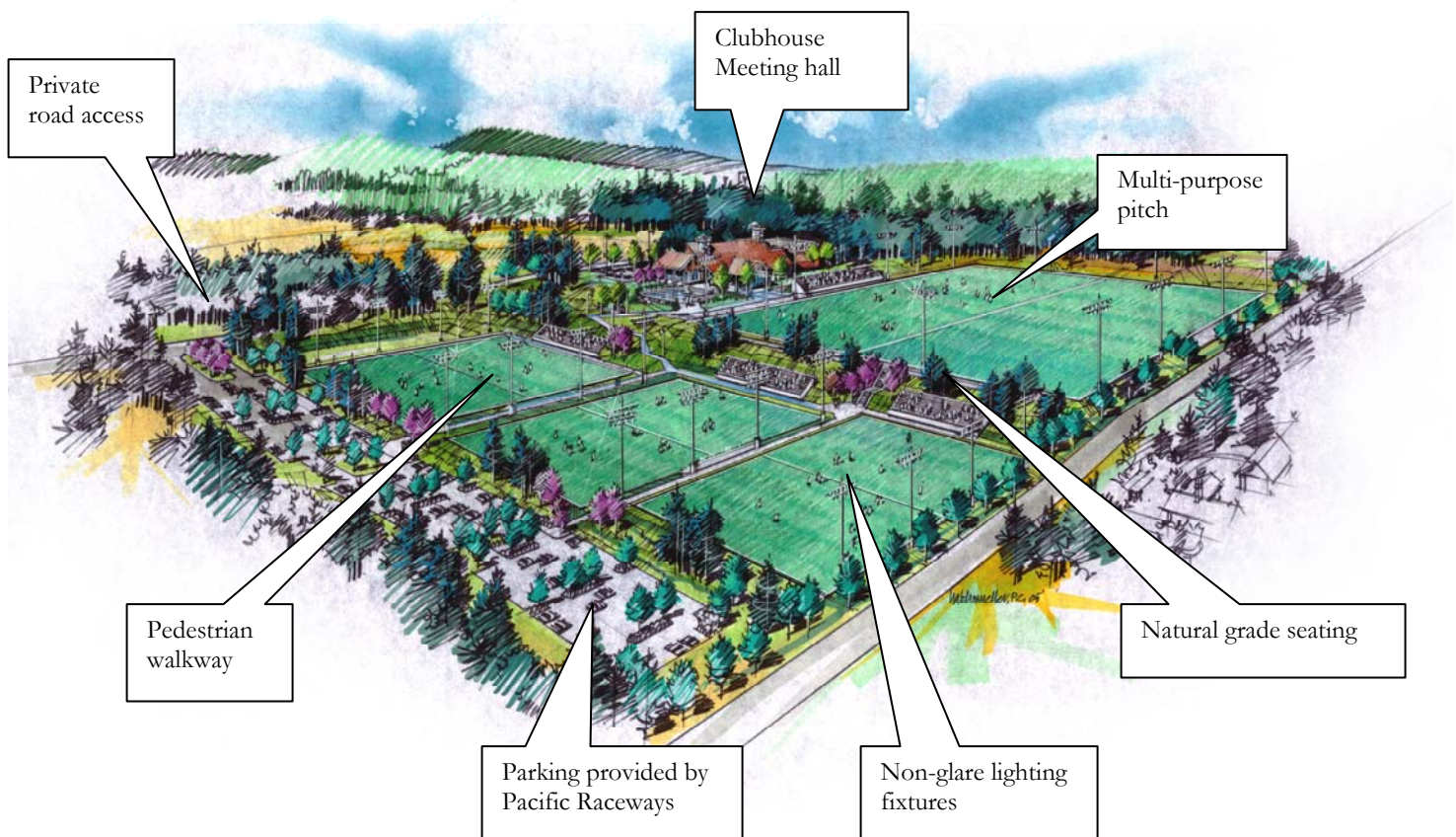


SPARK

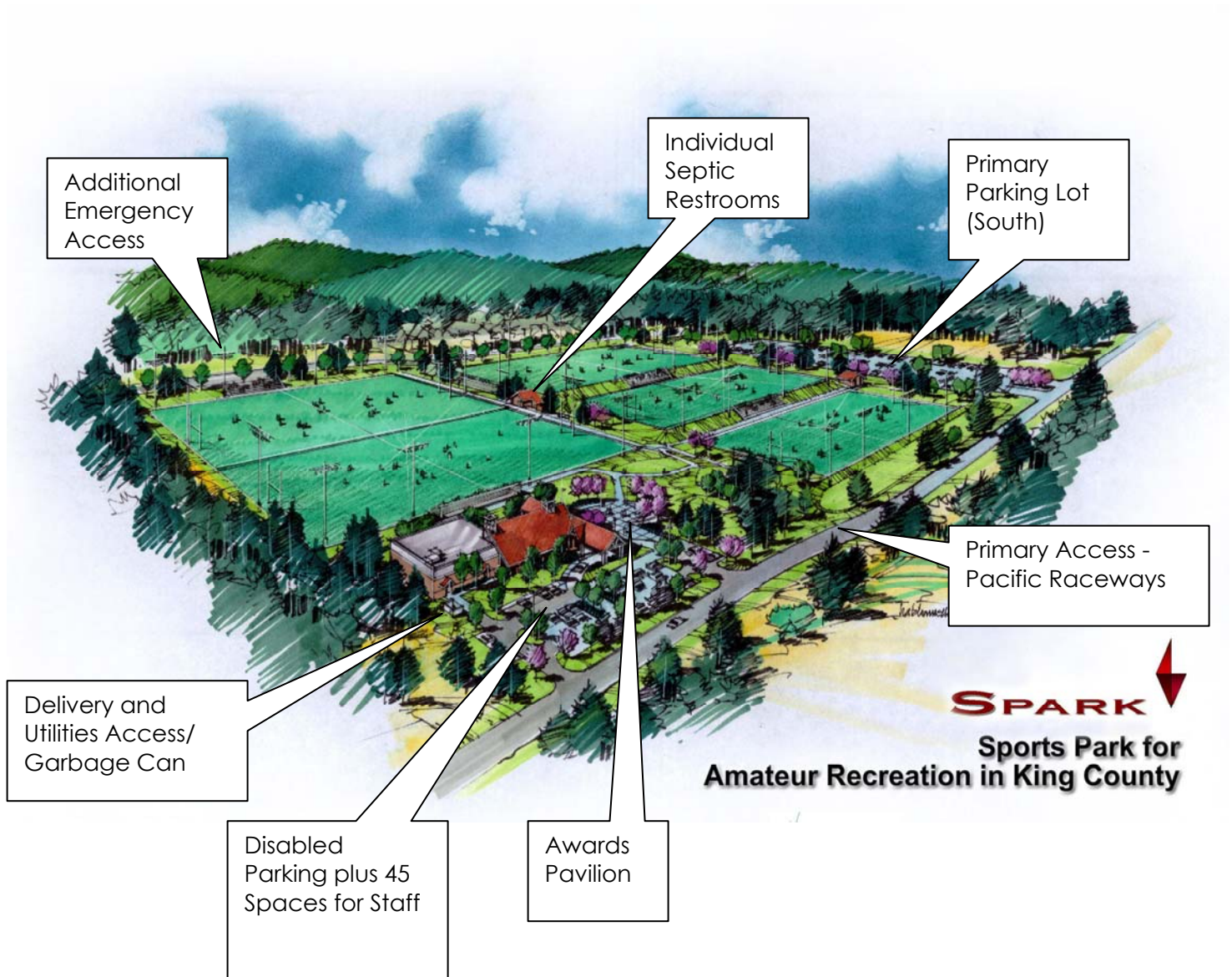
SITE FEATURES

DESCRIPTION~ The facility will consist of four synthetic in-fill playfield surfaces with a ~10,000 sq foot clubhouse. All fields will be illuminated with state-of-the-art lighting fixtures that efficiently limit glare. The multi-purpose field will have enough girth to accommodate two standard rugby fields or three lacrosse fields. On average SPARK can accommodate 5 games simultaneously.



AMENITIES~ SPARK plans include shower facilities, equipment storage, an open indoor meeting hall with viewing decks and concessions. Consistent with the clubhouse atmosphere, the meeting hall area will offer a place for local groups to display their winning records, photographs of legendary participants, rules of their game and notice boards. Outdoor covered waiting areas, small playground equipment and an awards pavilion will round out the facility.

SPECIFIC DEVELOPMENT FEATURES



SPARK

EXECUTIVE SUMMARY

SPARK is a first of its kind outdoor sports venue for rugby and other amateur sports in the nation. What makes the SPARK project so exciting is that it brings together an eclectic and passionate mix of sports teams, individuals, organizations and enthusiasts to share a facility that is flexibly built to accommodate each sport's unique needs. SPARK gives this long



underserved community a dynamic place to play and celebrate non-mainstream sports year round. This business plan lays out the game plan for SPARK: from its financing and construction to marketing and operations. It also tells the story of Northwest Parks Foundation and why building this facility is so critical to our vision for facilitating healthy lives through active recreation parks. Highlights of the complete plan include the following:

FEATURES~ The completed 27-acre SPARK facility will consist of five sports fields designed for multiple outdoor recreational uses with special emphasis on flexibility in field setup to support non-mainstream sports such as rugby, lacrosse, field hockey, and ultimate disk sports in addition to soccer. Depending upon the sport at hand, the correct field dimensions, markings and goal accessories will be provided to participants. The facility will work with leagues to ensure that fields are correctly laid out. In addition to the approximately 33,000 square yards of world-class

playing surface and state-of-the-art lighting system, the complex will offer safe and close-up seating for spectators, meeting rooms, rest-room facilities and shower/changing rooms.

WHY IN-FILL SYNTHETIC SURFACES?~ There are several reasons for choosing to install synthetic playing field surfaces. For a full discussion please refer to the Appendices. However, the primary impetus for choosing in-fill synthetic surfaces is for economic reasons. Durable synthetic surfaces can be used year round with drastically reduced maintenance costs because they do not require mowing, irrigation, chemical application or patch repair.

MARKET DEMAND~ The impetus behind SPARK is the dearth of active-recreation outdoor facilities, especially for non-mainstream sports and young-adult participants. By hosting local hourly use plus state and national events, a broad range of demographics will be served thereby helping to meet the needs of local youth and adult regional sports

participants. By implementing a very aggressive marketing plan, SPARK will soon serve as a Mecca for non-mainstream sports participants regionally, nationally, and for some non-mainstream sports, internationally.

COMMUNITY SPARK SUPPORT~ SPARK will receive immediate in-kind and volunteer support from several active recreation groups facing a severe shortage of field space. The **King County Parks & Recreation**



Department offered direct financial support through a development grant. As a result, the project is truly considered the “spark” for King County’s “new way of doing business” that supports entrepreneurial recreational opportunities within King County, rather than trying to program and facilitate all possible regional recreational needs. Further, this plan leverages volunteer and in-kind support. To date, an estimated 800 hours of volunteer labor has already accrued for SPARK. It is feasible that SPARK could accrue over 2000

volunteer hours annually towards maintenance, operations, marketing and program support.

RECREATIONAL COMMUNITY SUPPORT~ Initial support from the active recreational community has been enthusiastic, reflective of the current deficit in outdoor recreation facilities across all demographics. Youth sports organizations and amateur adult groups have made significant in-kind commitments of volunteer resources to aid in developing, fundraising, marketing, and the maintenance and operations of the completed facility. Many groups have shared in the SPARK vision and support its viability.

LOCATION~ Of particular interest to King County, and to the cities of Auburn, Kent, and Covington is the South King County site location. NWParks is in the process of assembling the 27-acre site by purchasing four parcels over an 18-month period. The proposed SPARK site sits in unincorporated King County off Highway 18 just south of the City of Auburn and directly north of Pacific Raceways. SPARK will share parking space with Pacific Raceways. It is approximately 20 minutes from SeaTac International Airport. Because SPARK is located near Pacific Raceways, the Muckleshoot Casino, Emerald Downs Horse Track and the Washington National Golf Course, the site is likely to serve as a magnet for tournaments all across the nation. With these near-by recreational opportunities, a visit to SPARK could also be combined with an opportunity to golf, gamble, shop, or attend a car race or horse race.

CARES™ FINANCING~ NWParks will use its non-profit status to take advantage of a unique and innovative philanthropic financing tool called CARES™, which combines traditional bonding with philanthropic giving. This method of financing—previously unavailable in the private sector—allows NWParks to finance this DBMO project at attractive rates akin to those for equity financing. Without CARES™ traditional debt financing costs would be prohibitively high.



DESIGN, BUILD, MAINTAIN AND OPERATE (DBMO)~

NWParks believes that a private non-profit corporation is more able to develop and operate a public amenity effectively and efficiently than a government entity, which must necessarily be constrained by inherent bureaucracy, legal restrictions, public process, and political concerns. NWParks intention to DBMO its own recreational facility for the good of

the active recreation public separates it from the pack.

OWNERSHIP~ The Northwest Parks Foundation is a private non-profit 501(c)3 Corporation led by an established Board of Directors, Executive Director and staff (see Appendices). The SPARK facility will be owned and operated by NWParks.